



# City of Grand Island

Tuesday, June 27, 2006

Council Session

## Item E2

**Public Hearing on Change of Zoning for Land Proposed for  
Platting Located North of Bismark Road and East of Stuhr Road  
from LLR Large Lot Residential to M2 Heavy Manufacturing**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** June 27, 2006  
**Subject:** Zoning Change (C-16-2006GI)  
**Item #'s:** E-2 & F-2  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

This application proposes to change the zoning on a tract of land from LLR – Large Lot Residential to M2 Heavy Manufacturing.

## Discussion

T & S Development LLC are requesting that the City make an amendment to the Grand Island Zoning Map to change a tract of land located in the SW ¼ 14-11-09, east of Stuhr Road and north of Bismark Road, consisting of approximately 35.49 acres of land from LLR-Large Lot Residential to M2 Heavy Manufacturing. The stated purpose of this zoning is to allow for the storage of trailers and semi trailers by Grand Island Express, Inc. of Grand Island Nebraska. According to the Future Land Use Map in the Grand Island Comprehensive plan the majority of this property is planned for Manufacturing uses.

The Planning Commission held a hearing on this application at their meeting on June 7, 2006.

Ron Schmit of 203 W. 11<sup>th</sup> Rd, Phillips, owner of residential property located at 609 Stuhr Rd., spoke. Mr. Schmit expressed concern that there could be increased traffic in the area, which would lower the value of his property. He suggested rezoning only 6 or 8 acres for their purposes.

Dave Huston, 108 N. Locust, representing T & S Investments, spoke. He expressed that the current project would not likely increase the traffic volumes on Stuhr or Bismark. Mr. Huston also stated that it was the current plan that the northwest corner of this property would be changed to a hard surface for the intended purpose of parking of trailers and semi tractors.

Tom Pirnie, 919 E. Phoenix, Grand Island, spoke. Mr. Pirnie said that they only intend to use about 1 acre in the northwest corner of the property for truck parking. The access would come off of Stuhr Road. The option to purchase this property was given for the whole piece not just a portion of the property. He stated that the use of the remaining acres of this property would continue to be agricultural at this time.

Dianne Miller, Commission member, posed the question as to possibility of zoning the tract Commercial, with a conditional use permit to allow some type of a buffer between the residential and manufacturing use of this property. Nabity stated that for the intended use of truck parking, heavy manufacturing is the only reasonable zoning option. Owners of property zoned manufacturing are required to provide a buffer to shield adjacent residential property from the manufacturing property.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

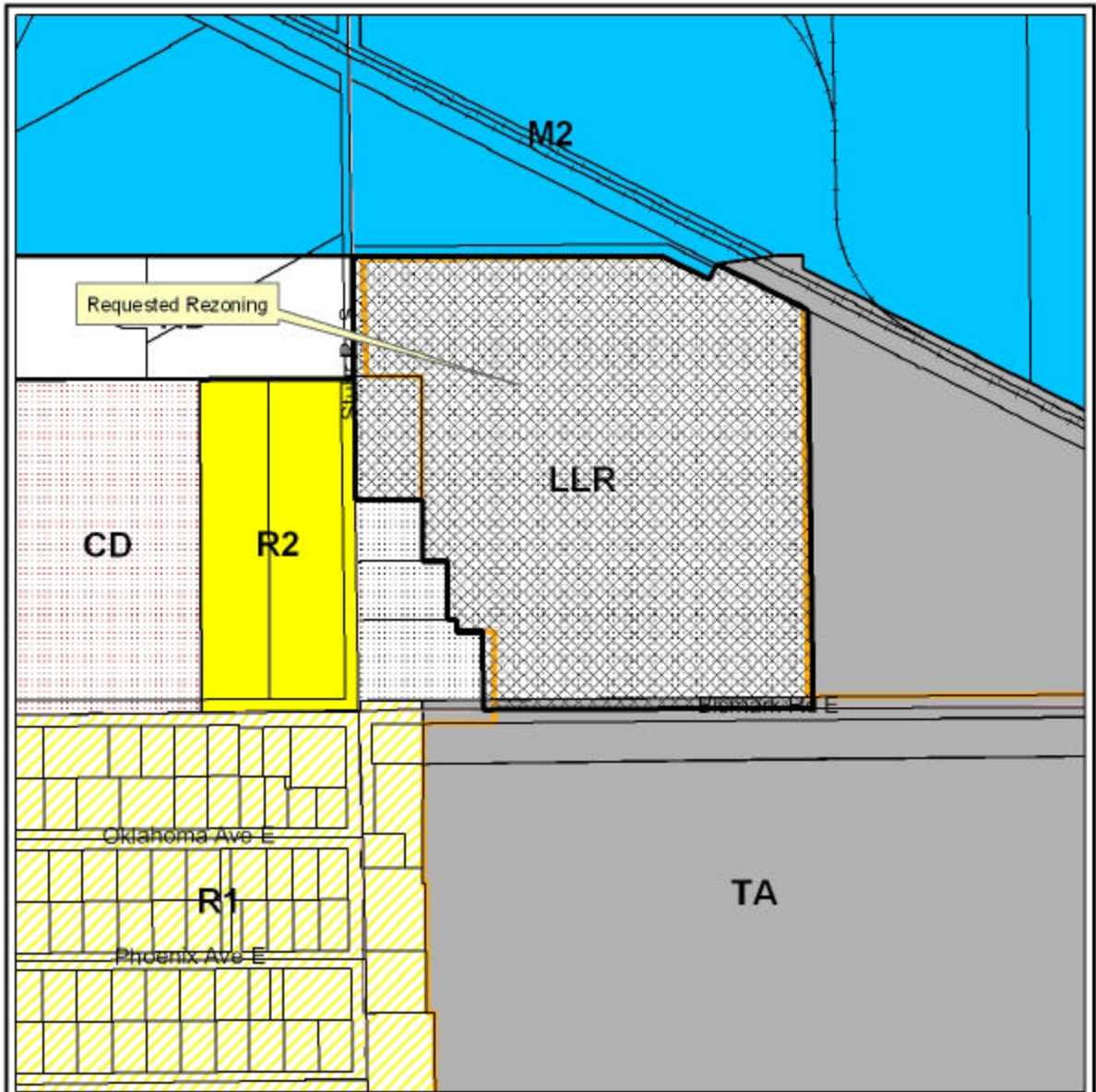
### **Recommendation**

A motion was made by Ruge, and seconded by Niemann, to approve rezoning as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Brown, Niemann, Snodgrass) voting in favor.

### **Sample Motion**

Motion to approve zoning change as recommended.



# Requested Zoning

 From LLR : Large Lot Residential Zone

 To M 2 : Heavy Manufacturing Zone

Scale : NONE

C-16-2006GI



OKLAHOMA CITY  
PLANNING DEPARTMENT  
150 EAST SECOND AVENUE, SUITE 100  
OKLAHOMA CITY, OKLAHOMA 73102

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

May 23, 2006

**SUBJECT:** *Zoning Change (C-16-2006GI)*

**PROPOSAL:** To rezone approximately 35.49 acres of land east of Stuhr Road and north of Bismark Road, from LLR- Large Lot Residential to M2 Heavy Manufacturing. The stated purpose of this rezoning is to allow for the storage of trailers and semi-tractors by Grand Island Express, Inc. of Grand Island Nebraska.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:*

LLR-Large Lot Residential

*Permitted and conditional uses:*

LLR - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

*Comprehensive Plan Designation:*

Designated for future development as a combination of medium density residential to office use, commercial and manufacturing with the largest portion being manufacturing.

*Existing land uses.*

Agricultural crops

**Adjacent Properties Analysis**

*Current zoning designations:*

**North: M2-Heavy Manufacturing** A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses.

**South, and East: TA-Transitional Agriculture.**

**West: R2-Low Density Residential Zone and RD- Residential Development Zone, LLR-Large Lot Residential**

*Permitted and conditional uses:*

**M2** A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. **TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. **LLR-** Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **R2 -** Residential uses up to a density of 7 units per acre. **RD-** residential and accessory uses as permitted by the approved development plan

*Comprehensive Plan Designation:*

**North and East:** Designated for manufacturing.

**South:** Designated for medium density residential to office

**West:** Designated for commercial development.

*Existing land uses:*

**North:** Rail lines, and Swift Meat Packing

**South:** Single family homes on large lots and lakes

**East:** Vacant property

**West:** Single family homes and farm ground

## **EVALUATION:**

### **Positive Implications:**

- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for manufacturing uses (typically M1 or M2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve the rezoning area.
- *Would provide additional manufacturing property:* This would provide for more manufacturing oriented property in an area already heavily populated with heavy manufacturing. The proposed use would support the existing manufacturing uses.
- *Would allow for the expansion of an existing business in an appropriate place near their existing location:* This would provide more area for the growth of Grand Island Express. It is near their current location and has good access to both U.S. Highways 34 and 30.
- *Monetary Benefit to Applicant:* Would allow the applicant to lease or sell this property.

### **Negative Implications:**

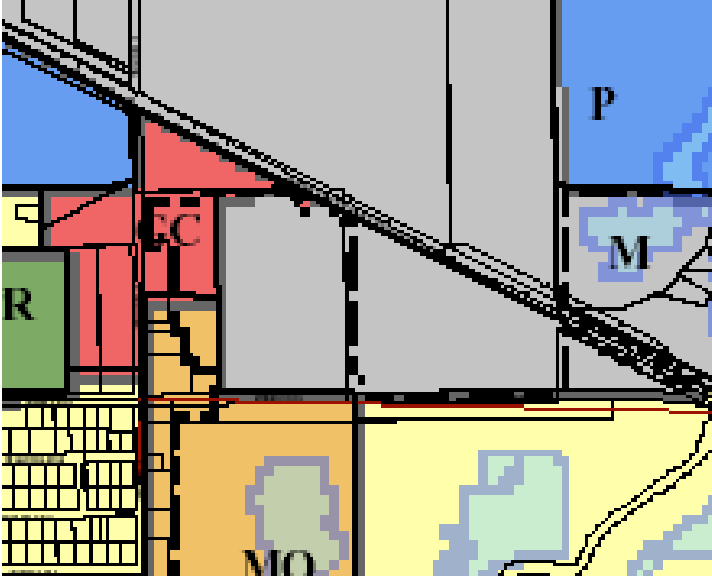
- *Changes the Neighborhood:* There will be trucks parked on this piece of property instead of farm ground.

### **Other Considerations**

There are three houses adjacent to this property, along the west side. These houses will be between the manufacturing uses and Stuhr Road. The best use for this property is manufacturing because of its proximity to other manufacturing uses and the railroad tracks. This may, however, negatively impact the existing houses. The houses are not in an ideal location for the planned use of this property.

The comprehensive plan shows this property as designated for a combination of uses including medium density residential to office, commercial and manufacturing. The largest portion of the property is intended for manufacturing uses as shown below.

This change is not likely to increase the traffic volumes on Stuhr or Bismark. Stuhr Road is classified as an other arterial. Bismark Road is classified as a County Highway. It is expected that they will carry the kind of traffic generated by industrial uses.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR-Large Lot Residential M2-Heavy Manufacturing as requested and shown on the attached map.

\_\_\_\_\_ Chad Naby AICP, Planning Director